

A Reputation To Rely Upon



S Simmons Estates
EST: 1996



Sutton Path, Borehamwood, WD6 1UH

£565,000

- Three double bedrooms
- Good size kitchen/diner
- Downstairs toilet
- Garage & off street parking
- Close to town & station
- Large lounge
- Utility room
- Large sunny aspect garden
- Side plot with potential

1 Sutton Path, Borehamwood, WD6 1UH

An extended three bedroom house that has huge potential to further extend on to a generous side plot STPP (subject to planning permission), offered with a good size lounge, kitchen / dining room, sunny aspect rear garden, downstairs toilet & utility room. The property is in very good condition throughout and benefits from having a garage, off street parking, large garden and also situated a few minutes walk from town and station.

Entrance Porch

UPVC double glazed frosted entrance door, tiled flooring, door to entrance hallway, door leading through to

Downstairs WC/Utility Room

Lino tiled effect flooring, space for washing machine, space for tumble dryer, UPVC double glazed window to the front, wall mounted boiler, low flush WC, wash hand basin.

Hallway

Wood flooring, CH radiator, stairs to first floor landing, doors leading through to

Lounge

22'8 x 11'6 (6.91m x 3.51m)

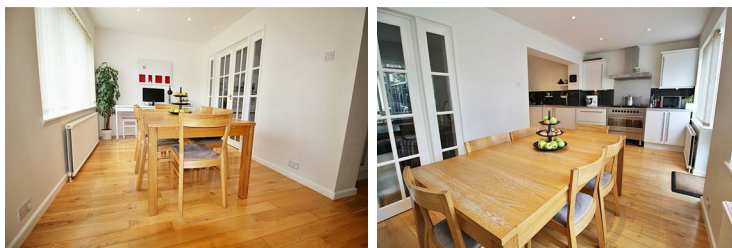


UPVC double glazed window to the front, two CH radiators, wood flooring, TV point, electric fireplace with stone surrounding, timber framed double doors leading to



Dining Area

12'4 x 8'7 (3.76m x 2.62m)



UPVC double glazed window to the rear, CH radiator, spotlighting, sockets, wood flooring, opening up into

Kitchen

17' x 9'11 (5.18m x 3.02m)



UPVC double glazed windows and door to rear garden, CH radiator, wood flooring, range of fitted units both wall mounted and base, one and a half bowl sink unit with mixer tap, space for fridge/freezer, space for dishwasher, space for 6 ring double oven, extractor, spotlighting, partly tiled walls, sockets, large storage cupboard, door leading back to hallway.

First Floor Landing

Sockets, access to loft, doors leading to

Bedroom 1

13'2 x 10'7 (4.01m x 3.23m)

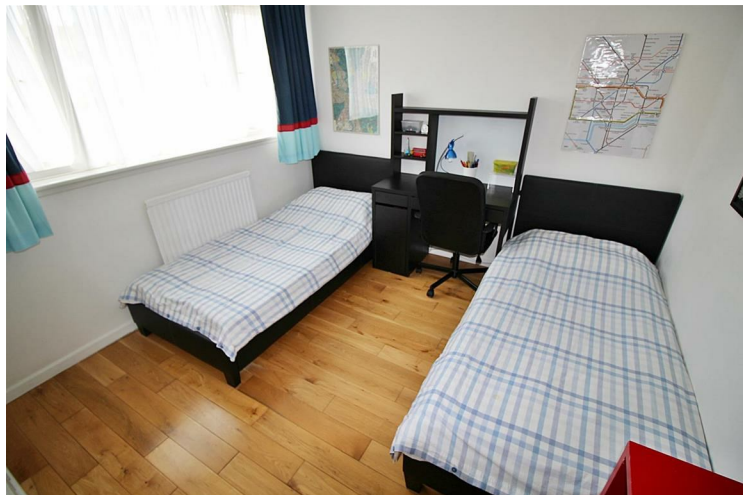


Wood flooring, CH radiator, UPVC double glazed window to the front, sockets.

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Bedroom 2

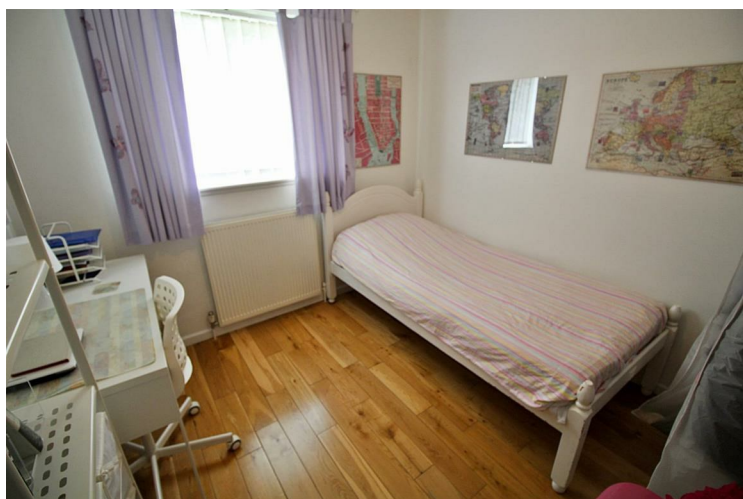
11'3 x 10'5 (3.43m x 3.18m)



Wood flooring, UPVC double glazed window to the rear, CH radiator, fitted wardrobes, sockets.

Bedroom 3

9'7 x 9'1 (2.92m x 2.77m)



Wood flooring, UPVC double glazed window to the front, CH radiator, sockets.

Family Bathroom

Tiled flooring, fully tiled walls, deep panel bath with mixer taps and wall mounted power shower, wash hand basin with mixer tap set in vanity unit, UPVC double glazed frosted window to the rear, spotlighting, extractor, low flush WC, heated towel rail, storage cupboard.

Rear Garden



Mostly laid to lawn, patio area, surrounding shrubbery, mature trees, side gate giving access to the front, rear gate giving access to the rear with parking space. and garage,

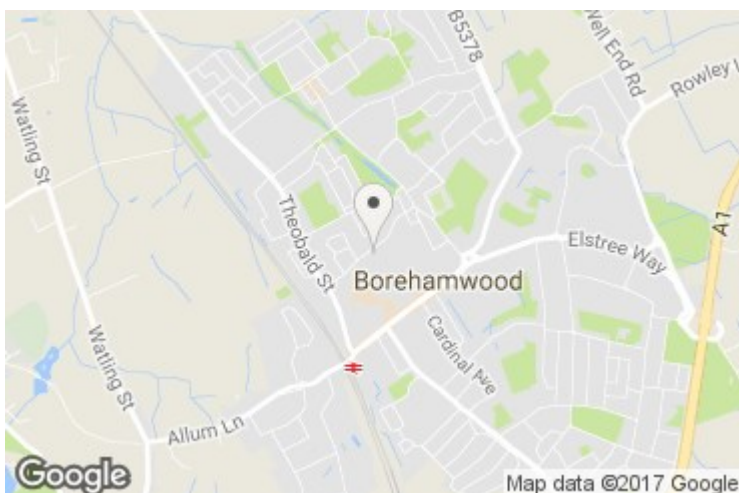


Seperate Garage

Up and over door.

Front Garden

Laid to lawn with plants and shrubbery, side gate giving access to the rear garden.

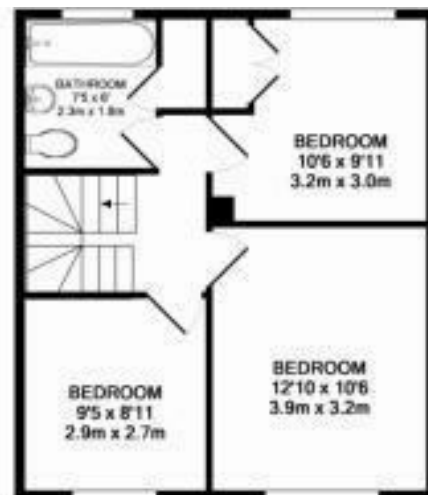




GARAGE
APPROX. FLOOR
AREA 143 SQ.FT
(13.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1177 SQ.FT. (108.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			<div>87</div>
<div>(92 plus) A</div>			
<div>(81-91) B</div>			
<div>(69-80) C</div>			
<div>(55-68) D</div>		<div>59</div>	
<div>(39-54) E</div>			
<div>(21-38) F</div>			
<div>(1-20) G</div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			<div>85</div>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		<div>51</div>	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	